

## Augusta Exit 113/ Route 27/ Old Belgrade RD Traffic study Natural Resource Cumulative Assessment

The baseline for cumulative impacts for the Modification of the Exit 113 Interchange and rehabilitation of Old Belgrade Road Checklist EA is 1990. This is the year that the Marketplace at Augusta began construction opening in 1995 for commerce. This commercial area created a change in traffic usage in the Exit 112 and Route 8/27 [aka Civic Center Drive] (Route 27) area. The area analyzed for secondary and cumulative impacts is generally defined as the region around Interstate 95 Exits 113 and 112 and Route 27 between the Augusta Marketplace/Townsend Road access point north to the intersection of Old Belgrade Road/Route 27 then south on to the intersection of Old Belgrade Road/Route 104 (Northern Avenue).

**Secondary (Indirect) & Cumulative Impacts.** Secondary, also known as Indirect, impacts are defined as reasonably foreseeable consequences to the environment that are caused by a proposed action, but that would occur either in the future (later in time) or in the vicinity of (not at the same location as) the direct impacts (40 CFR Part 1508.8, CEQ Regulations - Effects and impacts as used in these regulations are synonymous.) The baseline for evaluating potential secondary impacts is the existing and reasonably foreseeable expected environment, which is described as the No-Action Alternative. Cumulative impacts are defined as "the impact on the environment, which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such actions." (40 CFR Part 1508.7, CEQ Regulations).

Secondary impacts from the modification of Exit 113 is limited as a substantial part of the analysis area is already developed to its full potential or is subject to construction from the 2.5 million square feet of pending, permitted and/or planned development.

- The land in the vicinity of I-95 Exit 112 interchange between Route 27/ Old Belgrade Road /Townsend Road is largely fully developed with commercial enterprises such as the Marketplace, the Augusta Civic Center, the University of Maine Augusta campus, and associated smaller developments. There is an approved planned development identified as "Marketplace Phase 3" that would bring to a close the land development within the Marketplace Mall area.
- Townsend Road adjacent to and east of Route 27 is a residential neighborhood that pre-dates the Marketplace development.
- Route 27 between Exit 112 and the intersection with Old Belgrade Road is a mixed use transition area. Abutting property off Route 27 (Civic Center Drive) is already heavily developed and while some small-scale retail or commercial development may be possible, it is unlikely to result in any more than minimal impact to aquatic resources. Development immediately north of Exit 112 on Civic Center Drive includes a mix of hotels, the Maine Veterans Cemetery, gas station/convenience store and fast food restaurants. This area includes entrance to the Augusta Business Park and an assortment of small commercial enterprises and service facilities. The east side of Route 27 north of Exit 112 includes a scattering of residential properties that may eventually convert to commercial enterprises. A number of the residential properties have "For Sale – Commercial Property" signs on the lawns.
- Table 1 identifies reasonably foreseeable planned development's wetland and stream impacts:

Table 1 Pending Planned development

Future Planned affects		Wetland (acres)	Stream	Notes
Bonefant		0.01		
Maine General Medical Center	new regional hospital on Old Belgrade Road	2.04	200 ft.	
WS Development Associates	Marketplace Phase 3	0.8		11 parcels
MaineDOT	Modification of Exit 113- Old Belgrade Rd upgrade (aka Preferred Alternative)	1		
Total		3.85		

It is expected that all but 0.01 acres of wetland impact will be fully compensated by the proposed developer, although the compensation may not necessarily occur in the Exit 113 study area.

Cumulative impacts typically include the impact of other U.S. Army Corps of Engineers (Corps), Maine Department of Environmental Protection of local (aka City of Augusta) actions (permits) to the affected waterway or nearby aquatic resources. A database search indicates that several permits have been issued for work in the immediate vicinity of the analysis area (Table 2). These include a permit and an amendment for the existing Marketplace retail center. The cumulative wetland/waterway impact for all of these projects is 17.24 acres. Five projects, the Augusta Marketplace, the Kennebec River Exit 113, Route 3 Connector and Cushnoc Crossing Bridge, The Tractor Supply store, Department of Human Services Building, and the Central Maine Commerce Center account for all but about 1 acre and those five projects were fully mitigated. The remaining projects had minimal individual and cumulative impact on aquatic resources and were authorized under Corps Nationwide or State Program General permits.

Table 2 Applicant Project Name/Description (acres) Impact (LF) Comment

Peter Anastos	Fairfield Inn	0		redevelopment
Gary Hagan	Human Service Building	1.09		
NRF Warehouse	Part of Central Maine Business Park	0.1		
Central Maine Commerce Center	18 Lots and Access drive	2.56		
Northpark Properties	North Park Grill	0		sewer line Permit By Rule stream crossing
Greely Associates	Tractor Supply	1.02		built
Langdon Street Real Estate	Concord Trailways Bus Terminal	0		estimated impact based on permit code
Maine General	Alfond Cancer Center	0.33		includes modifications
Stone Business Park	BMV, Wendy's	0		previously auto dealership predates state wetland regs
Burton Gay	Dunkin Donuts	0		
Northeastern Simon	Marketplace Phase 1	5.17	700 lf	Wetland impacts noted in license but were non-

# APPENDIX K

				jurisdictional at the time. Quantities are from Corps permit The principle valuable function identified was groundwater discharge but secondary functions included wildlife habitat, floodflow alteration, sediment/toxicant retention, and nutrient removal.
Wal-Mart	Marketplace Phase 2 see phase 1	0		delegated to City
WS Development Associates	Marketplace Phase 3			11 parcels pending
Augusta Business Park	parking lot on Lot 11A	0.2		
Realty Resources Hospitality	Denny's	0.34		impact based on permit code
Advance Auto		0.1		
	*2 other smaller projects	0.2		
MaineDOT	Cushnoc Crossing Bridge from Kennebec River to I-95	5.9		10.41 would be the entire connector. MaineDOT had identified the principle valuable functions to be wildlife habitat, floodflow alteration, groundwater discharge, water quality maintenance, and along the water courses, shoreland stabilization and aquatic habitat.
MaineDOT	Cushnoc Crossing Bridge from Kennebec River to I-95		250	Estimate of impacts to Fisher Brook Watershed
Total		17.24	950 LF	
Future Planned affects				
Bonefant		0.01		
Maine General Medical Center	new regional hospital	2.04	200	Pending Certificate of Need
WS Development Associates	Marketplace Phase 3	0.8		11 parcels
MaineDOT	Modification of Exit 113 – upgrade of Old Belgrade Rd	3.00	150	estimates
Total		5.85		